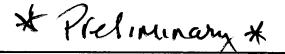
Closing Disclosure



6/9/2

Closing Information

 Date Issued
 6/09/2021

 Closing Date
 6/15/2021

 Disbursement Date
 6/15/2021

Settlement Agent Stewart Title of Montgomery County, Inc.

File # 2130725 **Property** 10181 Valley Dr.

Willis, TX 77318

Sale Price \$1,773,800

Transaction Information

Borrower Chad Porter and Brandey Porter

ΤX

Seller Royce J. Hassell and Silva T. Hassell

1280 Haynes Rd Bldg C Houston, TX 77066

Summaries of Transactions

SELLER'S TRANSACT	TION	
Due to Seller at Closing		\$1,773,964.38
01 Sale Price of Propert	الرباطين والشائد والششششششة فالمدان الناسوس بالمعادرة	\$1,773,800.00
	sonal Property Included in Sale	
03		<u></u>
04		
05		
06		
07		
08	· · · · · · · · · · · · · · · · · · ·	·
Adjustments for Items	Paid by Seller in Advance	
09 City/Town Taxes		
10 County Taxes		
11 Assessments		
12 HOA Dues	6/15/21 to 1/1/22	\$164.38
13		
14		
15		
16		
Due from Seller at Clos	sing	\$399,950.65
01 Excess Deposit	·	
02 Closing Costs Paid at Closing (J)		\$116,246.95
03 Existing Loan(s) Assu	med or Taken Subject to	
04 Payoff of First Mortgage Loan		\$254,187.12
05 Payoff of Second Mo	ortgage Loan	
06		
07		
08 Seller Credit		
09 Other w/Carryover		
10 Premium Adjustment		\$7,289.00
11		
12		3
13		
Adjustments for Items	Unpaid by Seller	}
14 City/Town Taxes		
15 County Taxes	***************************************	·
16 Assessments		·
17 Est. Prop Taxes	1/1/21 to 6/15/21	\$22,227.58
18		
19		
CALCULATION		
Total Due to Seller at Closing		\$1,773,964.38
Total Due from Seller at Closing		-\$399,950.65
Cash ☐ From ☒ To Seller		\$1,374,013.73

Contact	Information

REAL ESTATE BROKER (B)	열 분들한 네 집 그리다 하셨다면요	
Name	Realty Associates	
Address	1223 Antoine Drive Houston, TX 77055	
TX License ID	9004720	
Contact	Brandey Porter	
Contact TX License ID		
Email	brandey_29@yahoo.com	
Phone	936-523-0203	
REAL ESTATE BROKER (S)		
Name	Coldwell Banker United Realtors	
Address	21105 Eva Street Montgomery, TX 77356	
TX License ID	0441280	
Contact	Beverly Smith	
Contact TX License ID	373685	
Email	bjsmith@cbunited.com	
Phone	713-569-2113	
SETTLEMENT AGENT		
Name	Stewart Title of Montgomery County, Inc.	
Address	2125 North Loop 336 West, Suite 100 Conroe, TX 77304	
TX License ID	1877228	
Contact	Michelle Taylor	
Contact TX License ID	1888000-1308456	
Email	michelle.taylor@stewart.com	



Phone

Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

936-441-2743

1. Origination Charges 1. % of Loan Amount (Points) 2 3 4 4 5 6 6 7 8 8. Services Borrower Did Not Shop For 11 Title - Delivery Fee to Stewart Title of Montgomery County, Inc. 2 Title - Document Preparation Fee to Stewart Title of Montgomery County, Inc. 4 Title - Tax Certificate to Stewart Title of Montgomery County, Inc. 5 Title - Tax Certificate to Stewart Title of Montgomery County, Inc. 5 Title - Tax Services Borrower Did Shop For 7 8 1 Services Borrower Did Shop For 1 2 3 Text Services Borrower Did Shop For 1 3 Taxes and Other Government Fees 1 Recording Fees Deed: Mortgage: 2 Prepaids 1 Homeowner's Insurance Premium (mo.) 3 Prepaid Interest (per day from to) 4 Property Taxes (mo.) 5 Initial Escrow Payment at Closing 1 Homeowner's Insurance Premium (mo.) 3 Property Taxes (mo.) 5 Initial Escrow Payment at Closing 1 Homeowner's Insurance per month for mo. 2 Mortgage Insurance Per month for mo. 3 Property Taxes per month for mo. 4 Separate Adjustment 5 Other 6 To Table Title Maint Fund to Real Fulls Maint Fund 6 To Tar Hills Maint Fund 7 To Real State Commission Buyer's Broker (Taxel Blastate Commission Suyer's Broker (Taxel Blastate Commission Suyer's Broker (Taxel Blastate Commission Buyer's Broker (Taxel Blastate Commissi	\$15.00 \$125.00 \$425.00 \$64.95 \$2.00	Before Closing
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2 Homeowners Association Dues to Far Hills MAint Fund 3 Real Estate Commission Buyer's Broker to Realty Associates		
3 Real Estate Commission Buyer's Broker to Realty Associates	\$7,500.00	*****************************
	\$50.00	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
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	400 00 00	
5 Title - Owner's Policy (optional) to Stewart Title of Montgomery County, Inc.	\$53,214.00	
7	\$53,214.00 \$1,637.00	
8		·····
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1		
2		
3		

Case 19-30694 Document 243-2 Filed in TXSB on 06/10/21 Page 3 of 3

Royce J. Hassell	Date	
Silva T. Hassell	Date	